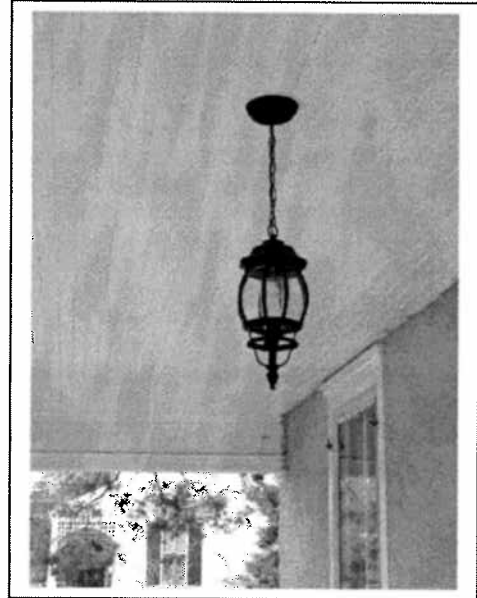


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
For
May 19, 2011
MEETING NO. 5-11**

APPLICATION: HDC2011-00539
ADDRESS: 400 W Montgomery Ave
ACCEPTED: 4/20/11
45 DAY LIMIT: 6/11/11
OWNER: Scott Robinson
REQUEST: Install new porch light
STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests approval to install a pendant front porch light fixture at the front door.

STAFF RECOMMENDATION:

Staff recommends approval, given the following findings:

The need for a new light stems from the removal of the inappropriate alterations to the front door (HDC2009-00471), which included the removal of two coach lamps (one on either side of the door). This new porch light is compatible with the property in terms of scale and materials, and has no effect on the essential form and integrity of the historic property. The work meets the *Secretary of the Interior's Standards #2* ("... The removal of historic materials ... or alteration of ... spaces that characterize a property shall be avoided.").

[DRAFT MOTION OF APPROVAL:]

Finding HDC2011-00539, for installation of a pendant porch light at the front door, in compliance with *Secretary of the Interior's Standard #2*, and finding no negative impact on the architectural significance of the building with this proposal, I move approval of the application.

BACKGROUND:Historic Significance:

The Reverend Bond (Methodist Episcopal Church South, 1883-1887) hired W. R. Pumphrey in 1887 to build this house at 400 W. Montgomery Avenue. When the minister was sent out of town to another church, the house was leased for several years and finally sold in 1902 to another family.

The subject property is located at the corner of W. Montgomery Avenue and Wall Street, and fronts West Montgomery Avenue. It is a good example of the late 19th century Gothic Revival style, with its center gable dormer. The original wood siding has been covered with stucco, but the current owners have restored the front door to its original form, consisting of a single-width door, and transom above (HDC2009-00471). An interesting feature of the property is the location of the two outbuildings, adjacent to the sidewalk along Wall Street.

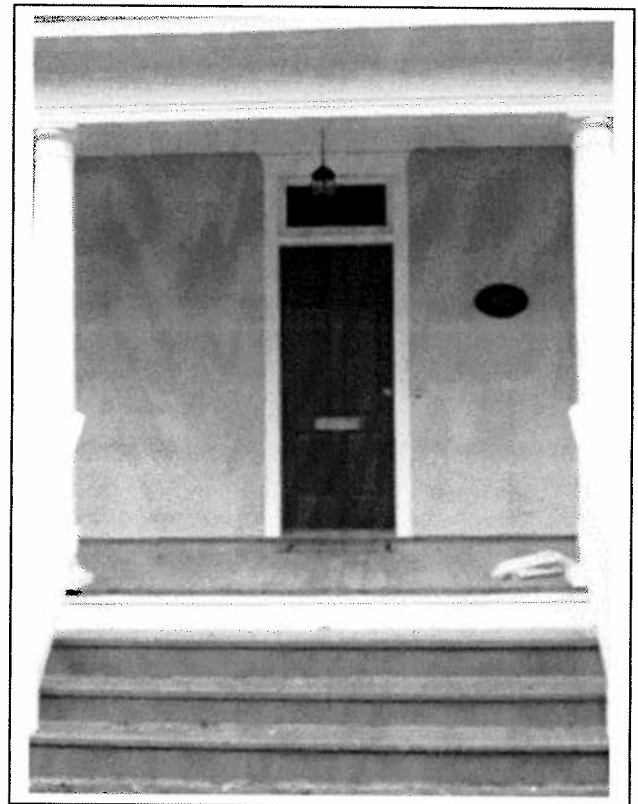
Property Area: 14,181 sf
Structure Area: 2,412 sf
Zone: R90 - HD

City of Rockville Permits Required:

HDC Certificate of Approval



Front door prior to restoration, 2009

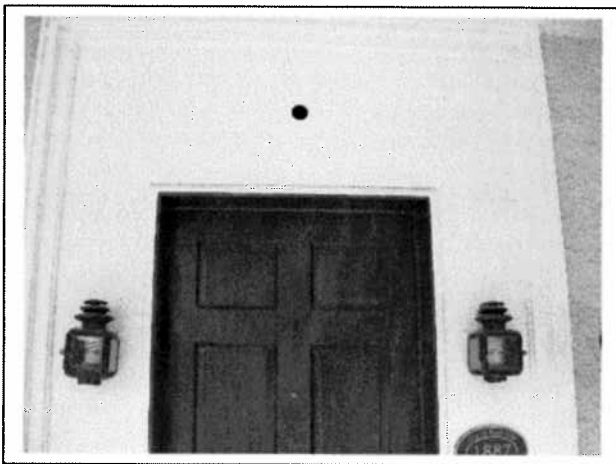


New front doorway with proposed light fixture

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:

The proposed light is a modern version of a wrought-iron pendant light fixture. It has a single bulb and a top cap. It has been placed in front of the door to provide light at the entrance and for the entrance steps.

The fixture has been installed to facilitate the evaluation by the HDC, and can be removed if the Certificate of Approval is not granted.



Light fixtures removed in 2009, when restoration of the front door with transom was undertaken (with HDC approval)

OTHER CONSIDERATIONS:

Tax credits do not apply to new light fixtures.

COMPLIANCE WITH GUIDELINES:

Staff finds that the proposed new light fixture is compatible, and meets the Secretary of the Interior's *Standards for Rehabilitation* # 2.

Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)**Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ▶ 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



City of Rockville
 Department of Community Planning and Development Services
 Historic Preservation Office
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
 www.rockvillemd.gov/historic



APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION:

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP		
	SUBDIVISION	LOT	BLOCK
	ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)
	400 W MONTGOMERY AVE		
APPLICANT*	NAME	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP	PHONE / FAX / E-MAIL
	FIRST SCOTT LAST ROBINSON	400 W MONTGOMERY AVE	240-603-5062 SCOTT.ANTHONY.ROBINSON@GMAIL.COM
PROPERTY OWNER	FIRST SAME LAST	SAME	
ARCHITECT Registration #	COMPANY		
	LAST FIRST		
SCOPE OF WORK			
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY	
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS	
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE	
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER	

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): RESTORE FRONT PORCH LIGHT FIXTURE. I INSTALLED ONE FOR SAFETY, BUT CAN CHANGE OR REMOVE BASED ON COMMISSION RECOMMENDATION

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	HDC 2011-00539
Public Hearing Date:	
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	

Signature of Applicant

[Signature]

Received by:	4/20/2011
Accepted by:	
Date:	

See reverse side
 Revised 3/07



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

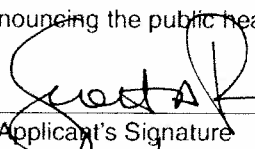
Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.


Applicant's Signature

4/10/2011
Date

*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic



APPLICATION CHECKLIST

HISTORIC DISTRICT COMMISSION (HDC)

Please complete this checklist and include it as part of the application submittal. Each item on the checklist must be contained in the application packet. If items are missing, the application cannot be accepted. This checklist must be included with the submittal when filing with staff.

Submit twelve (12) copies of all documents

IMPORTANT NOTE: AN ACCEPTABLE AND COMPLETE HDC SUBMITTAL INCLUDES ALL OF THE FOLLOWING ITEMS
– Any submittal package filed with the Historic Preservation Office that does not contain each and every item on this checklist **cannot** be accepted and will be returned to the applicant.

		For Staff Use Only
Submitted	Received	
<input type="checkbox"/>	<input type="checkbox"/>	A detailed site plan no larger than 11"x17"
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping plan (required for tree removal, new construction and substantial landscape plans or alterations).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural drawings including floor plans, elevations and sections no larger than 11"x17"
<input type="checkbox"/>	<input type="checkbox"/>	Photographs of areas affected
<input type="checkbox"/>	<input type="checkbox"/>	Sample materials or brochures with materials specifications if any change from original materials is proposed
<input type="checkbox"/>	<input type="checkbox"/>	Additional information as requested by Historic Preservation staff

Comments on Submittal: (For Staff Use Only): _____

The following additional information is required as part of this application for certificate of approval by the Historic District Commission:

